

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, APRIL 17, 2006, IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A REGULAR meeting of the Planning Commission of the Town of Clarkdale was held on Monday, April 17, 2006, at 6:00 p.m., in the Men's Lounge.

Planning Commission:

Chairperson	Robyn Prud'homme-Bauer	Present
Vice Chairperson	Amy Bayless	Present
Commissioners	Curt Bohall	Present
	Dave Puzas	Present
	Mark Randall	Absent

Staff:

Community Development Director	Sherry Bailey
Planner II	Normalinda Zuniga
Administrative Assistant	Charlene Stockseth

Others in Attendance: Robert & Kathryn Rosenberg, E.G. & E.N. Shaver, Joe & Marlene Kelley, Vince & Barbara Corso, Christine Schwab, Randau Skeirik, Chnssie Roskel, Jim Roskel, Ellie Bauer, Bruce Weber, Marsha Weber, John Stevenson.

1. **CALL TO ORDER:** Chairperson Prud'homme-Bauer called the meeting to order at 6:00 p.m.

2. **ROLL CALL:** Roll was taken by the Administrative Assistant.

3. **MINUTES:** Commissioner Bayless motioned to approve the minutes from the meetings of March 20, March 30 and April 6, 2006. Commissioner Randall seconded the motion. The motion passed unanimously.

4. **REPORTS:**

Chairperson's Report: None.

Staff Report: Community Development Director Bailey stated Pam Ravenwood, Parks & Recreation Commission Coordinator, is working on the framework for strategic planning with the Town Council, and then she would like to bring both together to work on parks and open space.

5. **PUBLIC COMMENT:** None.

NEW BUSINESS

6. **PUBLIC HEARING – Sienna Canyon Subdivision Preliminary Plat, Clarkdale Land Development Company, Parcel #406-007B, Highway 89A & Old Jerome Highway**

❑ **Opened Public Hearing:** The Chair opened Public Hearing.

❑ **Staff Report:** Background: The applicants have requested that the action item for their preliminary plat submittal for Sienna Canyon be pulled from the agenda. After meeting twice with staff, they are looking at additional design changes and felt it was premature in having an action item on the agenda. Since the public hearing had already been advertised and posted, staff would like to recommend that the public be allowed to speak

concerning the original plan. However, staff would like to make the public aware that the applicants have pulled their submittal, but should be returning at the next Commission meeting.

This is a proposed 45-lot subdivision, zoned in R1 with 10,000 square foot lots. There was no change in zoning and they will not have a development agreement.

Staff Recommendation: Staff would like to recommend that the Commission open the public hearing, allow the citizens to express their concerns, then continue the public hearing to the next regularly scheduled meeting

Applicant Presentation: None.

Public Comment: Commissioner Puzas motioned to open public comments.

Commissioner Bohall second the motion. The motion passed unanimously.

Katheryn Rosenberg, 9248 W. Calle Leujos, Peoria, AZ: Own property near the proposed development. How many houses are there going to be per acre? Will there be streetlights, block walls, will it be a gated community? Half the development will be custom homes. The developer did not mention sizes of the homes. There will be no streetlights, however, any lights would have to meet the Town Code.

Marlene Kelley, 1351 Tinker Way: Is there going to be an entrance off Peaks View Drive? There is no entrance off Peaks View on the original preliminary plat.

Bruce Weber, 1591 Tinker Way: How did they get away with such small lots? The land along Old Jerome Highway is zoned R1. Some sections in your area are zoned R1L which allows one acre lots.

Ken Chesler, 1350 Peaks View Drive: It is a mistake by the Town to have zoned such small lots. The project should be rejected. The developer is building so many houses together just to make money.

Randy Skeirik, 1090 Old Jerome Highway: The residents along Old Jerome Highway have been subjected to construction noise for one and a half years for Mountain Gate, now the water tank. Are they allowed to start at 5:30 am?. Construction is not to commence until sunrise until 9:00. The Town Council is the only body that can amend the work hours. Is there going to be enough water? Yes, with the Mountain Gate Water Storage Tank, the Town water and the Mescal Well, there will be enough. What about my well going dry? The Town hired surveyors to ensure water is not taken from existing wells.

John Stevenson, 1250 Old Jerome Highway: Four homes per acre is just too many houses per acre.

Jim Booker, 1080 Old Jerome Highway: Are there plans to rezone that area? What could be done to change the zoning? The General Plan would need to be amended to change the zoning. This has been tried before and was rejected. Property owners would need to bring their concerns to Town Council. The applicant is the one who usually requests a zoning change.

Christine Schwab, 1090 Old Jerome Highway: if there is a conflict in the General Plan and land use, this needs to be resolved and is a good reason to change the zoning in the General Plan.

Unknown: How long will this development take, some developments run out of money. There will be a bond filed or some type of insurance for the infrastructure.

Christine Schwab, 1090 Old Jerome Highway: We moved in last week and now there is going to be 40 some houses at our back door. Was an impact study done for the existing wildlife? State law does not require an impact study.

Gene Shaver, 1597 Peaks View Drive: Will the utilities be underground? Yes. Will there be a roundabout, there is a lot of traffic in that area. Will there be septic tanks? There will be a package plant for the development. What are the restrictions for the current owners planting trees in their yards? None.

- ❑ **Close Public Hearing:** Commissioner Bayless motioned to continue the public hearing at the next regularly scheduled meeting. Commissioner Puzas seconded the motion. The motion passed unanimously.

7. PUBLIC HEARING - Commercial Zones

- ❑ **Open Public Hearing:** The Chair opened public hearing.
- ❑ **Staff Report:** The Planning Commission finalized the three commercial zoning districts and staff has included an ordinance in the packet for consideration. The public hearing was advertised for public comment on these zoning districts. Once the public has a chance to question and comment, the Commission will need to review the wording of the ordinance for any changes to be included. After approval by the Commission, staff will advertise the zoning ordinance changes for public hearing and consideration by the Town Council.
Staff Recommendation: Staff recommends that the Commission recommend approval of the ordinance to the Town Council.
- ❑ **Applicant Presentation:** None.
- ❑ **Public Comment:**

Christine Schwab, 1090 Old Jerome Highway: What is the timeframe for this ordinance? The Commission has been working on this ordinance for one and a half years, and could take another three years. After approved by the Commission it will then go to Town Council for public comment and approval.

Randy Skeirik, 1090 Old Jerome Highway: He has concerns with the Neighborhood Commercial, i.e. bars, game rooms, microbreweries and RV parks and how they would affect the quality of the neighborhood. These type of commercial would not be pedestrian oriented, would affect the hours of operation, noise and lighting. He would rather have it stay residential.

- ❑ **Close Public Hearing:** Commissioner Bayless motioned to close public hearing. Commissioner Bohall seconded the motion. The motion passed unanimously.

8. **CONSIDERATION AND POSSIBLE ACTION – Commercial Zones**

- **Discussion:** The Commissioners discussed recommended changes to the ordinance.
- **Action:** Commissioners recommended to table until the next regularly scheduled meeting.

9. **WORKSESSION:** 89A Commercial Overlay Zone

Staff Report: Background: Staff has made additions in two areas of the overlay zone wording. At the last meeting there was discussion about having some design guidelines added to the overlay requirements but in reviewing what other communities have done, that does not appear to be the direction they pursued. Instead, staff has referenced the Design Review Board’s mandate concerning design elements. Adding that verbiage to the overlay makes design review consistent throughout the ordinances, yet gives the Board latitude to encourage creative design elements.

Staff Recommendation: Staff is looking to the Commission for direction in the continuing development of the overlay zone.

The Commission recommended changes to the 89 Corridor Overlay District and directed staff to make the changes and bring back to forward to Town Council.

10. **WORKSESSION:** Hillside Ordinance – The Commission tabled the worksession for the next regularly scheduled meeting.

11. **FUTURE AGENDA ITEMS:**

Sienna Canyon Subdivision
Commercial Zone
89A Overlay Zone
Hillside Ordinance

12. **ADJOURNMENT:** Commissioner Puzas motioned to adjourn the meeting. The meeting adjourned at 8:30 p.m.

APPROVED BY:

SUBMITTED BY:

Robyn Prud’homme-Bauer
Chairperson

Charlene Stockseth
Administrative Assistant